



The City of Encinitas Housing Element was adopted on April 7, 2021. It identifies a number of action items to affirmatively further fair housing in Encinitas. Below is a summary of some of the Programs and actions to be undertaken over the next few years that staff believe also furthers equity in the community.

**PROGRAM 3F: Seek to Create Community Support for Housing at a Variety of Income Levels**

The City will work with the community to achieve community support for housing at a variety of income levels through education and listening forums. Educational opportunities will be provided to city officials, business leaders, established community groups, and the general public on housing related topics.

**Objectives:**

- Increase collaboration and build relationships with local and regional organizations to discuss housing topics and assist with outreach to promote educational opportunities to reach underserved residents.
- Provide information to Encinitas residents about local housing needs, state law requirements, and other topics related to housing for all income levels.

**Program 3H: Examining and Mitigating Barriers to Racial and Ethnic Equity**

To better understand the barriers specific to the City of Encinitas and how they may differ from the region at large, the City will conduct a study to identify any potential discriminatory land use and housing-related policies, inequitable community development practices, potential racial or ethnic biases in mortgage lending and rental housing, and other policies and practices that may create or contribute to barriers in access to housing opportunity in Encinitas.

**Objectives:**

- Conduct Study to examine barriers to racial and ethnic equity by December 31, 2022.
- Establish appropriate policies or programs that address identified barriers to equity for all races and ethnic groups.
- When developing new policies, programs, and practices, determine whether they have disparate impacts on any race or ethnic group.
- Explore expansion of the existing Limited English Proficiency (LEP) Plan Citywide for informational materials, presentations, and other outreach collateral. The City will analyze the demographic composition of the community annually to determine which languages should be accommodated.

## **PROGRAM 5A: Affirmatively Further Fair Housing**

To help identify and address issues of discrimination, the City currently contracts with Legal Aid Society of San Diego, funded by CDBG funds, to provide fair housing and landlord/tenant services to residents and landlords in Encinitas.

### **Objectives:**

- Contract with a suitable service provider to: a) undertake multimedia fair housing outreach using means such as social media, chat rooms, webinars, and community meetings, aimed at protected classes; and b) provide lending education and credit counseling, primarily to lower income households, to reduce disparities in loan approval rates and use of subprime loans.
- Develop educational outreach materials and listening forums that may include but are not limited to workshops, one on one meetings and discussions, and online and print educational resources in English and Spanish. All resources will be available online and hard copy at City Hall and local public libraries.
- Increase collaboration with the jurisdictions in the San Diego region to address regional housing issues through continued membership in SDRAFFH.
- Provide more housing options for special needs groups, especially for seniors and persons with disabilities. Continue to enforce requirements for accessible units in new housing and encourage universal design principles in new housing developments.
- Actively recruit diverse residents to serve or participate on boards, committees, and other City bodies.

## **PROGRAM 5C: Economic Displacement Risk Analysis**

The City will conduct a study to analyze gentrification locally and will assess how new development, non-resident occupied short-term rentals, and community investments may potentially influence displacement.

### **Objectives:**

- Conduct a Displacement Risk Analysis Study to identify the local conditions that lead to displacement by December 31, 2022.
- Develop and implement an action program based on the results by June 30, 2023.
- Identify potential partners to participate in the study that specialize in eviction-related topics related to displacement, such as the Legal Aid Society of San Diego.